



20b Douglas Road,  
Harpenden, Hertfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A delightful two-bedroom apartment in a charming period house, in a popular and convenient residential setting.

A characterful two-bedroom apartment, occupying a ground-floor setting of this handsome period house, sitting on a desirable, leafy residential street less than half a mile from Harpenden town centre. The apartment features various attractive original details as well as stylish modern fittings, while outside there is a splendid private garden.



**2 RECEPTION ROOMS**



**2 BEDROOMS**



**1 BATHROOM**



**GARAGE**



**GARDEN**



**SHARE OF FREEHOLD**



**TOWN**



**1,283 SQ FT**



**GUIDE PRICE  
£895,000**

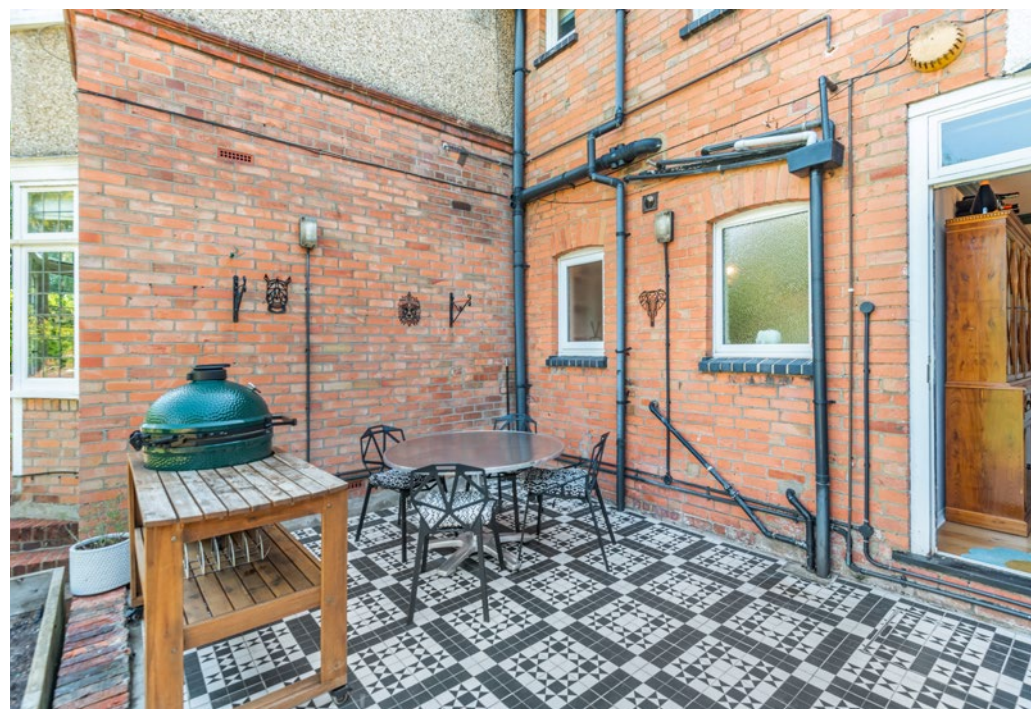


### The property

This beautifully presented ground-floor apartment has two double bedrooms and attractive private gardens, and is in a highly convenient position. The apartment takes up part of the ground floor of a beautiful, substantial period house with elevations of red brick and charming Tudor-style exposed timber framing and rendered infill, as well as leaded windows. Inside there are painted timber beams overhead and original fireplaces, combined with elegant and understated modern fittings and décor.

The apartment has its own private entrance at the side of the house, opening into the kitchen, which is fitted with contemporary units to base and wall level and integrated appliances, including a dual oven, a gas hob and an extractor hood. Adjoining the kitchen is the formal dining room, which has a door opening onto the rear garden, while the inner hallway leads to the spacious, dual aspect drawing room. This 21ft, light and airy reception room has wooden parquet flooring, painted timber beams, French doors opening onto the garden and a splendid feature fireplace.

There are two double bedrooms, both of which are well presented, with the larger bedroom at the front featuring wooden flooring, ceiling cornicing and a large south-facing bay window, which welcomes plenty of natural light. There is also a bathroom, with a roll-top bath and an over-bath shower, while stairs lead from the main hallway down to the cellar, which provides useful storage space and could be converted into further living space, subject to the necessary consents.





## Outside

At the front of the property there is an in-out gravel driveway providing plenty of parking space for residents and guests, with further unrestricted parking available along Douglas Road. The apartment also benefits from its own single garage, providing covered parking for one vehicle. At the rear there are pleasant private gardens, with an area of paved terracing which is ideal for al fresco dining, and an area of lawn beyond, together with well-stocked flowerbeds and borders of timber fencing and brick wall for a sense of privacy.

## Location

Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools and a strong selection of independent schools. Good sporting and leisure facilities include a Sports Centre with indoor swimming pool, rugby, tennis, bowling

and cricket clubs, together with three golf courses. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.



## Distances

- Harpenden town centre 0.3 miles
- Redbourn 3.5 miles
- St. Albans 5.0 miles
- St. Albans 5.0 miles
- Welwyn Garden City 8.2 miles

## Nearby Stations

- Harpenden
- Luton Parkway

## Key Locations

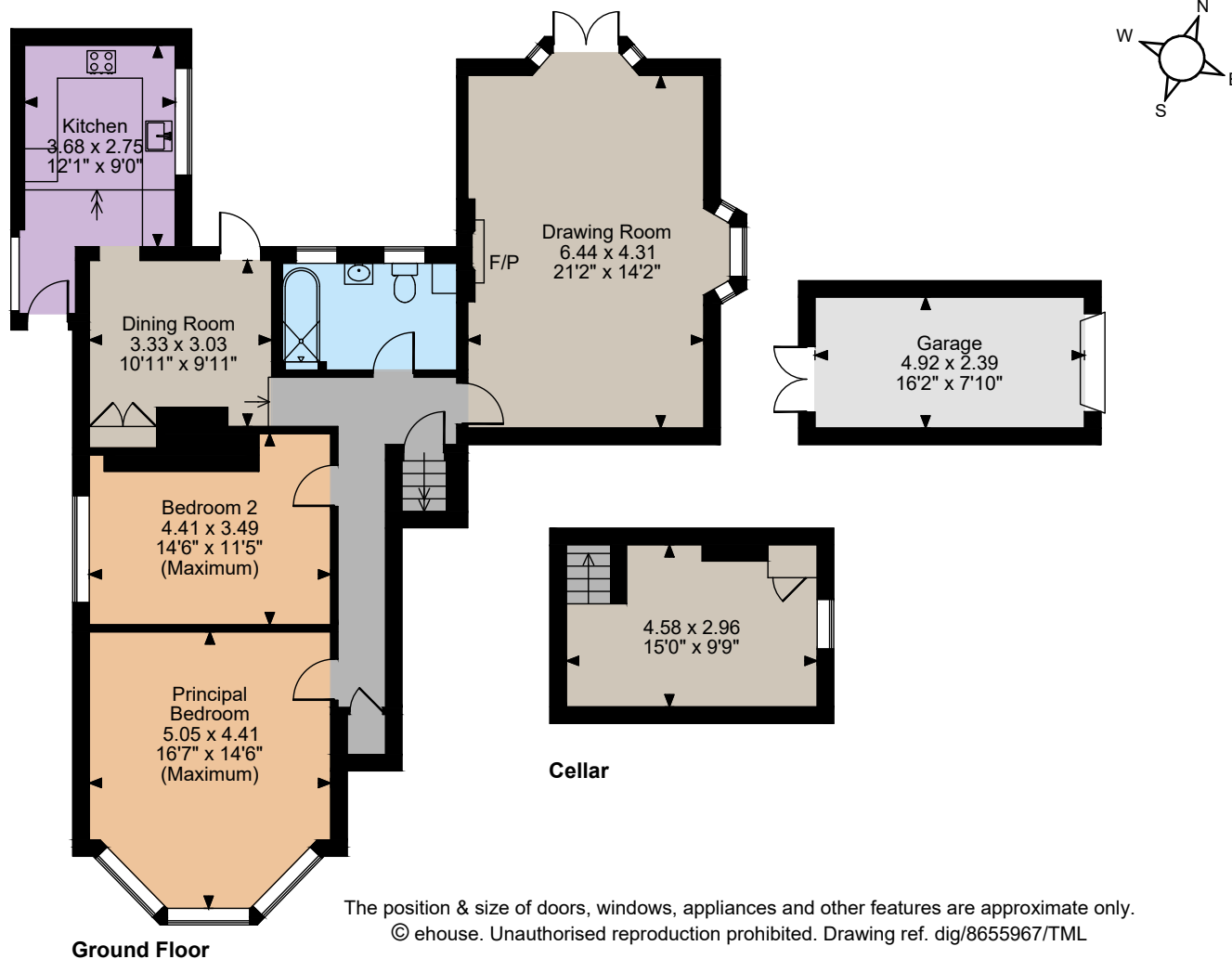
- Rothamsted Manor
- Harpenden Common
- Stockwood Discovery Centre
- Wardown House, Museum and Gallery
- St Albans Cathedral
- Verulamium Park
- Verulamium Museum
- Someries Castle

- Hatfield House
- Shaw's Corner (National Trust)

## Nearby Schools

- The Grove Infant and Nursery
- St Dominic Catholic Primary
- High Beeches Primary
- Crabtree Infants' and Junior
- St George's and Sir John Lawes Schools
- Aldwickbury
- St Hilda's
- The King's
- St Albans High School for Girls
- St Albans





## Floorplans

House internal area 1,283 sq ft (119 sq m)

Garage internal area 127 sq ft (12 sq m)

Total internal area 1,410 sq ft (131 sq m)

For identification purposes only.

## Directions

Post Code AL5 2EW

what3words: ///become.afford.paints - brings you to the driveway

## General

**Local Authority:** St Albans and District

**Services:** All mains water, drainage, gas, and electricity are connected.

**Mobile and Broadband checker:** -Information can be found here:- <https://checker.ofcom.org.uk/en-gb/>

**Freehold** owned by 20 Douglas Road Management Company Ltd.

**Service charge** - responsible for contributing 1/3 of the total expenditure incurred by the landlord. Currently these are £250.00 to £275.00 per annum.

**Expiry date of lease:** 2270

**Council Tax:** E

**EPC Rating:** F

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

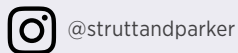
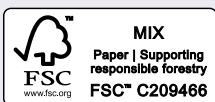
## Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

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